

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEBRASKA

IN THE MATTER OF:) CASE NO. BK 23-80623
) Chapter 7
DANNIE L. BENNETT, Jr.,)
MARIA J. BENNETT,)
)
Debtor.)

APPLICATION OF TRUSTEE TO HIRE A REAL ESTATE BROKER

The application of Trustee, Philip M. Kelly respectfully alleges:

1. That he is a duly qualified and acting Trustee in this case.
2. Applicant requires the assistance of a real estate broker for the following purposes:
 - (a) to prepare a market analysis of the real estate; and
 - (b) to assist the Trustee in selling real estate.
3. It is in the best interests of this estate and its economical administration that your applicant be allowed to hire **Judy Zimmer and Coldwell Banker NHS Real Estate** to assist the Trustee in selling real estate that is an asset of the bankruptcy estate.
4. The Trustee requests that he be allowed to pay **Judy Zimmer and Coldwell Banker NHS Real Estate** of Elkhorn, Nebraska 4.4% of the sale proceeds as a commission plus closing costs incurred.

WHEREFORE, applicant prays that applicant be authorized to retain the services of **Judy Zimmer and Coldwell Banker NHS Real Estate** to assist the Trustee in selling real estate that is a nonexempt asset of the bankruptcy estate and pay **Judy Zimmer and Coldwell Banker NHS Real Estate** 4.4% of the sale proceeds as a commission plus closing costs incurred.

DATED: 11-14-24



Jerald L. Ostdiek, NSBA #19863
Philip M. Kelly, NSBA #15427
DOUGLS, KELLY, OSTDIEK, SNYDER,
OSSIAN, VOGL and SNYDER, P.C.
105 E. 16th Street, P.O. Box 419
Scottsbluff, NE 69363-0419
Telephone: (308) 632-7191
FAX: (308) 635-1387
E-mail: jostdiek@scottsblufflaw.com
pkelly@scottsblufflaw.com

Counsel for Philip M. Kelly, Chapter 7 Trustee

CERTIFICATE OF SERVICE

I hereby certify that on the 14th day of November, 2024, I caused filing of the foregoing with the Clerk of the Bankruptcy Court using the CM/ECF system for service upon Jori G. Landowski, Debtors' attorney, and further certify that on the same date I mailed by United States Postal Service, postage prepaid, the document to the Debtors:

Dannie and Maria Bennett
13411 Lochmoor Circle
Bellevue NE 68123

The undersigned relies on the CM/ECF system of the United States Bankruptcy Court to provide service to the U.S. Trustee.



Jerald L. Ostdiek
Philip M. Kelly